



ZONE A - SETBACK ZONE

- Zone in closest proximity to the structure.
- Extends 20 feet beyond the edge of any combustible structure, accessory structure, apppendage or projection. Overhangs or other parts of the structure not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual sprinkler systems shall be provided to maintain healthy vegetation with higher live-moisture content.
- Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant List. Other species may be utilized subject to approval. Final or revised Plans submitted after 6 months from the initial submittal will have plants in all zones evaluated based on the most current Fuel Modification Plant List available from the Fuel Modification Unit.
- Except for dwarf varieties or mature trees small in stature, trees are generally not recommended within Zone A.
- Target species will typically not be allowed within 30 or more feet of combustible structures and may require removal if existing on site.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

ZONE B - IRRIGATED ZONE

- Extends from the outermost edge of Zone A to 50 feet from the structure.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
- Landscaping and vegetation in this zone shall typically consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, Ground covers shall be maintained at a height not to exceed 6 inches in Zone B. 12 inches is acceptable within 50 feet of a structure and 18 inches beyond 50 feet in Zone B if it is on a slope. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- Plants in Zone B shall typically be fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant List. Other species may be utilized subject to approval.
- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or native species to meet minimum slope coverage requirements of City or County agencies or other Landscape or Hillside ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment. Irrigation shall be directed away from native oaks and be placed outside the drip-line.
- Target species will typically not be allowed within 30 or more feet of combustible structures and may require removal if existing on site. This distance may extend to 50 feet if the situation dictates.
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, un-seasonal supplemental water.)
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire Department accesses as to not overhand any structure or access at maturity.

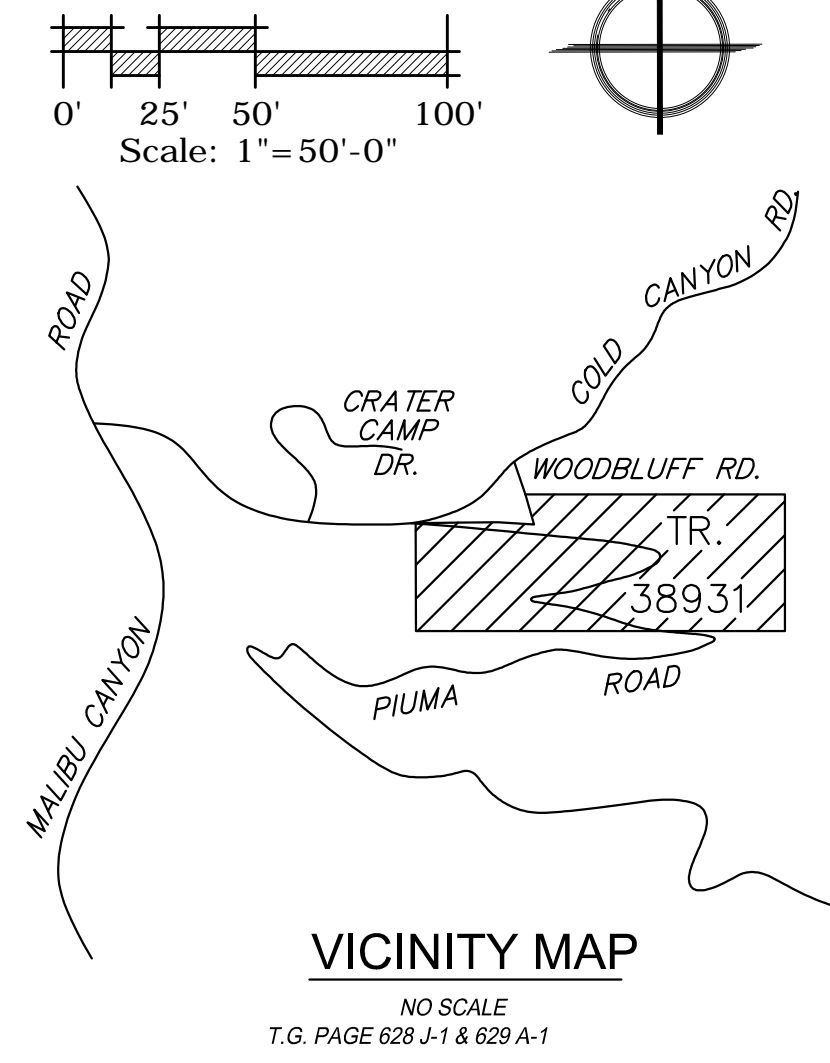
ZONE C - THINNING ZONE

- Extends from the outermost edge of Zone B to 200' from structure.
- Require thinning and clearance will be determined upon inspection. Required clearance may increase to the maximum allowed by the Fire Code as needed because of vegetation growth
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, un-seasonal supplemental water.)
- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or native species to meet minimum slope coverage requirements of City or County agencies or other Landscape or Hillside ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment
- Plants in Zone C shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of those species constituting a fire risk. These species include, but are not limited to chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may increase or decrease depending on the slope, arrangement of the trees in relation to slope, and the species of tree.

ASSESSOR'S PARCEL NUMBER: 4456-038-003
LEGAL DESCRIPTION: LOTS 1-4, 6, 7 & 13-22
BOOK 1093, PAGE 95 THRU 99

BUILDING FOOTAGES:

	1st Floor	2nd Floor	Total
LOT 1	3,727 s.f.	1,684s.f.	5,411 s.f.
LOT 2	3,290 s.f.	1,150 s.f.	4,440 s.f.
LOT 3	2,600 s.f.	1,519 s.f	4,119 s.f.
LOT 4	3,714 s.f.	1,604 s.f.	5,318 s.f.
LOT 6	2,600 s.f.	1,519 s.f.	4,119 s.f.
LOT 7	3,727 s.f.	1,507 s.f.	5,234 s.f.
LOT 13	3,215 s.f.	1,192 s.f.	4,407 s.f.
LOT 14	3,285 s.f.	1,150 s.f.	4,435 s.f.
LOT 15	3,727 s.f.	1,507 s.f.	5,234 s.f.
LOT 16	2,486 s.f.	1,150 s.f.	3,636 s.f.
LOT 17	3,727 s.f.	1,684 s.f.	5,411 s.f.
LOT 18	3,215 s.f.	1,192 s.f.	4,407 s.f.
LOT 19	2,600 s.f.	1,519 s.f.	4,119 s.f.
LOT 20	2,512 s.f.	1,150 s.f.	3,662 s.f.
LOT 21	3,215 s.f.	1,192 s.f.	4,407 s.f.
LOT 22	2,878 s.f.	854 s.f.	3,732 s.f.



TRACT MAP 38931
FUEL MODIFICATION PLAN
FOR
ASSESSOR'S PARCEL NO: 4456-038-001

SHEET:
1
OF 2 SHEETS

GPC#

LANDSCAPE ARCHITECT:
PREPARED BY OR UNDER THE DIRECTION OF:
MICHAEL T. MILAY
PE No.: 1494

DATE
08/31/2014

REVISION BLOCK

REV#	APPR DATE	REVISION DESCRIPTION	ENGINEER DATE

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 East Dore Avenue, Santa Ana, CA 92705
949.250.4822, F 949.752.2469

SCALE: AS NOTED

DATE: 01/18/2013